



# City of Seattle Preliminary Assessment Report

November 13, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form and also on your pre-application site visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for SIP Design Guidance and 90% completed SIP acceptance (see SDOT CAM 2200, 2201, 2211, 2212, 2213, and 2214).

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about this report or PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** A preliminary assessment is being conducted on all land use projects as well as new free-standing buildings (new construction). If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see CAM 2200, 2206, 2209, 2211, 2213, and 2214).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

## Project Summary

<b>AP/Project No.</b>	3010843	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	PRJ	<b>PASV Required This Permit</b>	Y
<b>Application Type</b>	DISCRETIONARY LAND USE ACTION	<b>Date PASV Completed</b>	11/05/09
<b>Category</b>	COMMERCIAL	<b>PASV Done Under</b>	
<b>DPD Review Type</b>	FULL C	<b>Permit Remarks</b>	
<b>Address</b>	5720 Roosevelt Way NE		
<b>Location</b>			
<b>Zoning</b>		<b>Applicant</b>	NASSER AHMADNIA 6829 WEEDIN PL NE SEATTLE WA 98115 (206) 235-2111
<b>King County APN</b>	<a href="#">1797501115</a>		
<b>Permit Status</b>	Initial Information Collected		
<b>Description of Work</b>	LBA (convert 3 lots into 2)	<b>Applicant Email</b>	<a href="mailto:ahmadnia@yahoo.com">ahmadnia@yahoo.com</a>
		<b>Linked AP/Project Nos.</b>	
<b>SDOT Project No</b>			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## PASV Report

**Contact:** Matthew S Recker, (206) 233-5034, [Matt.Recker@seattle.gov](mailto:Matt.Recker@seattle.gov)

### ECA Mapping Unit and Type

Non-ECA

### Earth Disturbance

Show all retaining walls/rockeries: Existing rockery along west property lines

### Existing ROW Conditions

#### ROOSEVELT WAY NE

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3-4 inches

#### ALLEY EAST OF SITE

Concrete paving

V-shaped cross-section

Downstream inlet prior to crossing sidewalk

### Potential Impacts to Seattle Parks Property

No parks property in vicinity

### Tree Protection

Existing trees appear to be shown accurately on the site plan

### Construction Erosion Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control Technical Requirements Manual (DR 16-2009, Volume 2). The Stormwater Control Best Management Practices (BMPs) noted below can be found on the Construction Stormwater Control (CSC)/Post Construction Soil Amendment Plan or in the Construction Stormwater Control Technical Requirements Manual. Both are available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with tarps, matting compost blankets or other approved equal to control construction stormwater runoff.

A temporary erosion and sedimentation control (TESC) First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

### Inspectors Notes

Site plan shows three separate parcels; verify correct addressing for this project. Rockery is located along west property line. Maximum height of slope, near southwest property corner, appears to be slightly less than 10'. Specify locations and depths of proposed excavation. Additional requirements may apply to subsequent construction permit applications.

## Seattle City Light Requirements

**Contact:** Bob Hansen, [bob.hansen@seattle.gov](mailto:bob.hansen@seattle.gov)

## **Street/Alley Requirements**

### **ROOSEVELT WAY NE**

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. Overhead 26 KV primary high voltage on pole in front of existing 5720 Roosevelt Wy NE.

### **ALLEY EAST OF SITE**

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. Overhead 26 KV primary high voltage on east side of alley parallel to east property line.

## **Easements**

SCL blanket power easement over the entire parent parcel is required. Property survey may be required at project's expense.

## **Conservation**

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! For more information, contact Pete Held at (206)684-3605 or e-mail, [peter.held@seattle.gov](mailto:peter.held@seattle.gov).

## **Other Requirements**

- Each unit lot subdivision will receive one electrical service per SCL's "one site - one service" rule. For clarification please contact your Electric Service Representative, Elifonso Leal, at (206) 684-4988.

## **DPD Drainage Requirements**

**Contact:** Michelle M Macias, (206) 684-3068, [michelle.macias@seattle.gov](mailto:michelle.macias@seattle.gov)

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

### **Existing Public Drainage Infrastructure**

Combined sewer main location: Roosevelt Way NE

Combined sewer main size: 10-inch

### **Drainage**

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Combined sewer.

Projects with 2,000 ft<sup>2</sup> or more of new and replaced impervious surface (the sum of both right of way and private property work) that do not discharge to a public storm drain shall be required to install and maintain a stormwater flow control facility designed for the 25-year storm event (SMC 22.802.015 C2). To be determined at building permit submittal.

### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Combined system.

## **DPD Land Use Code Requirements**

**Contact:** Branin Burdette, (206) 615-1331, [branin.burdette@seattle.gov](mailto:branin.burdette@seattle.gov)

### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

### **ROOSEVELT WAY NE**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## Alley Requirements

### ALLEY EAST OF SITE

Based on the submitted documents, no alley improvements are required per SMC 23.53.030

## Other Requirements

Based on the preliminary application materials, DPD recommends that the applicant visit the Applicant Services Center to receive coaching on the proposed project.

## SDOT Requirements

**Contact:** Matthew Tabalno, [matthew.tabalno@seattle.gov](mailto:matthew.tabalno@seattle.gov)

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## SPU Requirements

**Contact:** Susie Larson, [susie.larson@seattle.gov](mailto:susie.larson@seattle.gov)

### Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 501. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

### Water Availability

**Contact:** K Younge, (206) 684-5975, [Karen.Younge@Seattle.Gov](mailto:Karen.Younge@Seattle.Gov)

Your water availability assessment is in progress. System improvements may be required; the extent of those improvements will be sent to you on your Water Availability Certificate.

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

## Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.

5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.